

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES

**October 27, 2022
CCIDA Offices
9 East Washington Street
Ellicottville NY 14731
11:15 a.m. In Person or via Teleconference Call/Zoom**

Roll Call: -Taken-

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mr. Joseph Snyder
Mr. Brent Driscoll
Mr. Michael Wimer
Mr. John Stahley
Ms. Ginger Schroder

Excused:

CCIDA Staff/Counsel:

Mr. Corey R. Wiktor, Executive Director CCIDA
Mr. Robert Murray, Harris Beach PLLC Legal Counsel

Presenters/Guests:

Mr. Greg Sehr – *Upstate Consultants LLC*
Mr. Bob Clark – *Olean Times Herald*

Chairman, Thomas Buffamante called the meeting to order at 11:18a.m.

A **roll** call of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Higgins, Mr. Snyder, Ms. Schroder, Mr. Driscoll and Mr. Stahley were present. Mr. Wimer was excused.

A **Motion** was made by Brent Driscoll seconded by Jon Stahley to accept the Board Meeting Minutes from

September 8, 2022 as presented to the Board. All in favor. **Motion Carried.** Mr. Wimer was excused.

New Applications/Projects

(#1.) Campground Adventures:

This Project proposes to reinvest and upgrade to the Campground in the Town of Hinsdale. The new owners purchased the campground in 2021 and are looking to make some key and needed upgrades to the grounds and the infrastructure.

Campground Adventures (Formerly Valley View Campground) is located on Route 16 in Ischua NY, 13 miles north of Olean, NY. The site is made up of 36 acres of land on the banks of the Ischua Creek. The location has been a family-owned camping destination for 50+ years.

-The Total Project Investment: \$115,000(+,-).

Project Updates

(#1.) Cimolai-HY, LLC.:

Mr. Wiktor gave an update on the Cimolai Project that is being contemplated in Olean, NY. A Public hearing has been scheduled for November 15, 2022 at the Olean City Hall at 9:30 a.m.

Mr. Wiktor advised the CCIDA Board that this is a very exciting project that will bring back approximately 246 jobs to the Olean area and put a large manufacturing facility back to use. This project is very Capital intensive with the renovation of the existing plant in Olean, NY and outfitting the facility with the machinery, tools and equipment required for the fabrication of structural steel.

-The Total Project Investment: \$56,000,000(+,-).

(#2.) Olean Town Centre, LLC:

Mr. Wiktor advised the CCIDA Board that the developer is out of the Country until December and he will have an update as soon as the developer is available. Details are still being worked on as this is still an ongoing active project.

(#3.) Solar Moratorium:

Mr. Wiktor stated that he has had several calls in regards to the moratorium that we currently have placed on accepting new applications on Solar Projects. The CCIDA Board has asked Mr. Wiktor to research the cost of decommissioning a 5MW Community Solar Project.

A Motion was made by James Snyder, seconded by Brent Driscoll to keep the Moratorium in place until after decommissioning information has been reviewed by the Board. All in Favor. **Motion Carried.**

ELECTION OF OFFICERS: 2023 – COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY

<u>Chairman:</u>	<u>Mr. Thomas Buffamante</u>
First Vice Chairman:	Mr. Joseph Higgins
Secretary:	Mr. James (Joe) Snyder
First Assistant Secretary:	Mr. Michael Wimer
Treasurer:	Mr. Brent Driscoll
Director:	Mr. John Stahley
Director:	Mrs. Ginger Schroder

Audit Committee Members of the CCIDA:

Chairman:	Mr. Thomas Buffamante
Member:	Mr. Brent Driscoll
Member:	Mr. Michael Wimer

Governance Committee Members of the CCIDA:

Chairperson:	Mr. Joseph Higgins
Member:	Mr. James Snyder
Member:	Mr. John Stahley
Member:	Mr. Ginger Schroder

Finance Committee: Revenue Bond Issuances:

Chairperson:	Mr. Brent Driscoll
Member:	Mr. Thomas Buffamante
Member:	Mr. Michael Wimer

A **Motion** was made by Mr. Joseph Higgins to accept the 2023 Slate of Officers for the County of Cattaraugus Industrial Development Agency as proposed, seconded by Mr. Brent Driscoll. All Board Members were in favor. Mr. Wimer was excused. **Motion-Carried**

A **Motion** was made by Mr. Brent Driscoll, seconded by Mr. Thomas Buffamante to accept the 2023 CCIDA Committee members as presented. All Board Members were in favor. Mr. Wimer was excused. **Motion-Carried**

The Proposed 2023 CCIDA Board of Director's Meeting Schedule has been sent to all Board Members with their packets. If any Board Members has any conflict with a date, please send a message to Corey Wiktor and we will try to accommodate any changes to the schedule.

***CCIDA Financial Reports:**

A **Motion** was made by James Snyder seconded by Brent Driscoll to accept the September 2022 Operating Statement as presented to the Board. Mr. Wimer was excused. **All in Favor - Motion Carried.**

September 2022 had income of **\$94,867.00** from Application fees for HoliMont Inc. of **\$750** and Cimolai-HY LLC of \$750.00, and Administrative Fees from Allegany Crossing, LLC of **\$85,000.00** and HoliMont, Inc. of **\$6,867.28**.

Mr. Buffamante asked Corey Wiktor schedule a Finance Committee meeting within the next few weeks to review the 2022 Budget and the Engagement letter for the 2022 Year End Audit.

The Proposed 2023 CCIDA Operating Budget:

A Motion was made by Brent Driscoll, seconded by James Snyder to accept the Proposed CCIDA Operating Budget for 2023 as presented.

This Proposed 2023 CCIDA Operating Budget will be sent to the Cattaraugus County Treasurer for any comments and will also been posted on the CCIDA website prior to October 31th to be in compliance with the Authority Budget Office Reporting requirements.

ERC-Employee Retention Credit:

Mr. Wiktor informed the CCIDA Board that we have received our refund from the ERC-Employee Retention Credit which was applied for several months ago. The CCIDA was approved for \$52,000.00 and paid \$5,200.00 for the processing fees. Our net income was **\$49,296.00** with the interest paid which was additional income for the CCIDA.

The Agency is also working on closing documents relating to eight (8) active projects at this time as well.

Executive Directors Reports:

-Internal (IDA Meetings/Discussions):

- ✓ We met with a client who is launching their own business along with a few County Legislators to garner support for this proposed new business, which could be a true game changer for this County. Weekly meetings and discussions are on-going. Much more to follow and report on over the next few months.
- ✓ Met with a **local brewer** who will be submitting a project application to the IDA later this year. More details to follow on this very exciting project and investment. This project will be great for the County. This proposed project has unique project dimensions to it! This will be a great project and continued investment in the County!
- ✓ Continued discussions and meetings with Tom Cullen, Bob Dingman and Diana Chiak with respect to the proposed Rail Bike Project in the Village of Cattaraugus, with **Rev Rail**. More to follow as we work with various consultants. We've made a good deal of progress and will be presenting a project proposal to the Cattaraugus County Legislature in the near future.
- ✓ **We have spent much time with a few out of the area Companies** that continue to show interest for Industrial land & buildings in the Olean/Portville, NY area. These business are looking to make significant investments! We are hoping to land on the proposed Companies. More details to follow.
- ✓ **Met a few times with Mayor Aiello** over the past month regarding the Cimolai-HY, LLC. project. The IDA is looking to approve this project in November.

- ✓ I had a lunch meeting with Greg Sehr and Mark Heberling who are assisting us on trying to bring in continued investment and development into the Farmersville and Franklinville areas and the County as well. I will be proposing a Team meeting sometime in November.
- ✓ **Employee Recruiting!** From August 5-7 Corey spent the weekend with a proposed new hire for GLC. We are happy to announce that the proposed employee has accepted a position with GLC and will be living in Ellicottville with his wife! We had a great weekend and time together, as are thrilled that he accepted the position and will be moving here from Chicago!
- ✓ Met with Bill Paladino from **Ellicott Development** to discuss their County owned properties and sites, and ways the IDA can assist potential clients and redevelopment opportunities. I anticipate 1/2 project applications next month. We have been discussing three (3) projects in total with Ellicott Development
- ✓ We held a **Meeting** with Mark Storch, with Storch Development who is assisting the IDA with securing Funds for the road improvements that the NYSDOT is requiring on Route 16 as well as discussing other economic development projects.
- ✓ Met with Mike John from MJ Painting to discuss and get updates on his current project with the IDA. We also spoke about the land that he is remediating and will have available for development in 2023.
- ✓ Met with a local developer who is proposing a project on land that they own in the County. The site is roughly 20+ acres and some ideas and drawings have been discussed to date. More to follow in early 2023.
- ✓ Met with Dr. Courtney Curtalo, who heads up **SBDC in Jamestown and Olean**. We discussed several projects and financing options for some of the smaller projects that come across our desk. Very much appreciated Courtney's time and help!
- ✓ Attended a "Local Resources for small Businesses" in Cattaraugus County. The event was held at OBD. Very well ran event. Thanks Meme!
- ✓ Met the **local WNYIDA Group** for a working lunch meeting relating to area projects and developments. The CCIDA will be hosting the meeting on November 14th.
- ✓ Participated in Leadership Cattaraugus "Manufacturing Day" at Cutco. Always a great time!
- ✓ Attended OBDC Monthly meeting.
- ✓ Met with a WNY Real Estate broker who is looking at a property and building in Cattaraugus County. The proposed buyer is very interested in the property, and we discussed ways the IDA can help on the purchase and investment. Warehousing use.
- ✓ Had a **meeting with President DeMarte, Holger Ekanger and Kathleen Martell** to begin discussions on how they are looking to help proposed new hires at Cimolai in Olean. JCC has been excellent to work with and they are very happy to help us land this truly transformational project and focus on the workforce development element of this project with their MTI Center.
- ✓ Conference call with Crystal Abers and Richard Zink to discuss a proposed business sale within the County to someone who is in NY but is out the Region, so to speak. We have brought in NYSED and our Agencies to see what we can offer and provide to the proposed owner.

- ✓ **Met with Mayor Burrell and Bill Paladino** to discuss a number of projects that the Village and the Developer are working on. The Village just recently submitted an application for the *NY Forward* grant program. Much more to follow.
- ✓ Attended the monthly **Cattaraugus County Economic Development Team** Meetings.
- ✓ We had a meeting with Legislator Schroder and Crystal Abers with Steelbound Brewery and his Team to discuss a significant project and investment at their location. Bill did provide us an overview and write-up.
- ✓ Met with Sherri Falack from Pursuit Lending to learn more about their small business loan programs, etc.
- ✓ Attended a meeting with our new Congressman along with Matt Wilkinson and partners of Great Lakes Cheese for a catch-up meeting and site tour of their construction and project.
- ✓ Took part in a business outreach event on Oct. 14th at the Fairgrounds in Little Valley from 12-2 PM. There also was job fair earlier that morning.
- ✓ Attended the STERA Board Meeting.
- ✓ Met with a local (new) owner of a campground that is located within the County. We do anticipate a project application and they are also going to be meeting with Crystal and Richard at STW to discuss financing as well.
- ✓ The IDA has been extremely busy working on a few very confidential projects at this time. More information and details will be provided when we are able to convey them to the open public. Fingers crossed on these projects that could be truly transformational and very positive for economic development in the County!

-External (Points of Interest relating to the CCIDA):

- ✓ **NYState Dairy:** The Economic Impact of Dairy Products in the United States, Statistic sheet.
- ✓ **Great Lakes Cheese:** GLC Site Drone Photos of progress being made on site.
- ✓ **Olean Times Herald:** Article "*Town Officials attend Solar Forum presented by Cattaraugus County.*" About 30 Cattaraugus County town officials attended the Solar Forum. The CCIDA currently has a moratorium on new applications for tax breaks for solar projects that expires next month. The County currently has more than a dozen solar projects of varying sizes.
- ✓ **Buffalo News Article:** "*New York pushing solar to meet green energy goals, but neighbors have their concerns.*" Neighbors are concerned that their view will soon be replaced with miles of fencing and thousands of solar panels, as the Genesee County towns of Elba and Oakfield become the site of the largest solar energy project in New York State.

- ✓ **Best Lawyers in Western NY by Business First:** Congratulations to Robert Murray from Harris Beach and Ginger Schroder of Schroder, Joseph & Associates!
- ✓ **St. Bonaventure Article:** *"Bonnies Athletics set for a bold future thanks to campaign vision:"* On September 12, St. Bonaventure publicly launched the largest fundraising campaign in its history. "A Bolder Bonaventure: Ignite, Inspire, Invest." They are seeking to raise \$125 million by May 31, 2025. Part of the overall campaign ins a focus on improving their athletics facilities.
- ✓ **Ellicottville Now Article:** *"Holiday Valley Implements RFID Ticketing."* One of the big changes that will be seen throughout the resort this winter is the use of Radio Frequency Identification (RFID) tickets, which will take the place of the lift tickets and season passes that Holiday Valley has utilized in the past.
- ✓ **Supply Management News & Reports:** *"Manufacturing PMI at 52.8%, August 2022 Manufacturing ISM Report on Business"* New Orders and Employment Expanding, production and backlogs growing. Supplies deliveries slowing at a Slower rate. Raw Materials inventories growing, Customers' Inventories too low, Prices Increasing at a slower rate, exports contracting, imports growing.
- ✓ **Reason.com Article:** *"Colorado Town Seizing Ski Resort's Land to Stop It Building Employee Housing."* The Vail Town Council says that while affordable housing is desperately needed in the community, Vail Resorts' Booth Heights project would threaten local bighorn sheep.

Adjournment:

A Motion was made by Brent Driscoll seconded by John Stahley to adjourn the meeting at 12:45p.m. All in Favor – **Motion Carried**

*** Next CCIDA Board of Directors Meeting: Monday, November 21, 2022 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**